

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

June 21, 2013

Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton, AICP
Senior Planner

c: Mayor's Office
Carl Czaplicki, Director, HED&C
File
Enclosure

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the June 20, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

Case: Z08-046.2 Administrative Amendment
Applicant: 439 2nd Street, LLC
Address: 439 Second Street
Attorney: George Garcia, Esq.
Block: 11007 fka 430 Lot: 1 fka 41
Zone: R-1 One and Two Family Housing District
For: Amendments to stair rail design to allow façade to remain as constructed (not in accordance with approved façade plan).
Decision: Approved

7. Request for Adjournment:

A. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ “d” Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.
“d” variances: Height
Decision: Adjourned; no specific date

8.

Case: Z13-010
Applicant: Michael and Lissette Sanzen
Address: 53.5-55 Mercer Street
Attorney: Charles J. Harrington, III Esq.
Block: 12905 Lot: 6 & 7
Zone: Van Vorst Historic District
For: To construct a 3-story side addition comprising 2 units of residential above ground floor garage parking as part of a conversion of a 3-family townhouse to a 2-family townhouse.
“c” variances: On-site parking for a building under 10 units
Decision: Adjourned to July 18, 2013

Cont. on other side →→

9. Case: Z13-001
 Applicant: 30 DeKalb, LLC
 Address: 30 DeKalb Avenue
 Attorney: Ronald H. Shaljian, Esq.
 Block: 13302 Lot: 45
 Zone: R-1 One and Two Family Housing
 For: Construction of a 3-family house on an irregularly shaped lot
 “c” variances: Minimum rear yard setback, Front yard setback, Minimum lot depth
 “d” variances: Use
 Decision: Approved with conditions

10. MEMORIALIZATION OF RESOLUTIONS

(1.) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances for # Z13-005 submitted by BGT Enterprises (377 Fifth St.) B: 9901 Lot: 4

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON